

**CITY OF MOUNTAIN VIEW
FINDINGS REPORT/ZONING PERMIT**

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610-15-PCZA

APPLICATION NO.:

DATE OF FINDINGS:

EXPIRATION OF ZONING PERMIT:

THIS DOCUMENT REPRESENTS THE ZONING PERMIT RECEIVED FOR THE SUBJECT SITE. THIS DOCUMENT DOES NOT WAIVE THE REQUIREMENT FOR SUBSEQUENT CITY APPROVALS AS APPLICABLE, INCLUDING, BUT NOT LIMITED TO, BUILDING PERMITS, EXCAVATION PERMITS, ETC.

Applicant's Name:

David Geiser of Merlone Geier Management

Street Address of Property:

Assessor's Parcel No.:

Zone:

2595 California Street

148-22-006

P-40

Request:

Request for a Planned Community Permit to demolish an existing building and construct a new parking lot with 31 spaces on a 16,883 square foot lot and a determination that the project is categorically exempt pursuant to Section 15311 ("Accessory Structures") of the CEQA Guidelines.

APPROVED ☐

CONDITIONALLY ☒
APPROVED

DISAPPROVED ☐

CONTINUED ☐

OTHER ☐

FINDINGS OF APPROVAL:

The Planned Community Permit to demolish an existing building and construct a new parking lot with 31 spaces is conditionally approved based upon the conditions contained herein and upon the following findings:

- A. The proposed use or development is consistent with the Guiding Principles of the San Antonio Precise Plan by encouraging and facilitating access to and pool parking resources for existing businesses, and the proposal clearly demonstrates superior site design and compatibility with surrounding uses and developments since it provides convenient, secure, and accessible parking with attractive, lush landscaping;
- B. The proposed development is consistent with the Mixed-Use Land Use Designation of the General Plan which promotes integrated, complementary uses while improving the circulation network. The proposal includes the widening of the sidewalk along San Antonio Road and California Street as well as facilitating the construction of bike lanes;
- C. The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare because the parking lot has been designed to conform to pertinent health and safety codes; is an infill project within an already developed area; is compatible with surrounding developments; and will provide access to public streets and sidewalks;
- D. The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area because the proposed will result in well-designed vehicular and pedestrian access, circulation, and parking, consistent with other developments in the area, including street and sidewalk improvements; and

☐ Owner

☐ Agent

☐ File

☐ Fire

☐ Public Works

- E. The approval of the Planned Community Permit for the proposed project complies with the California Environmental Quality Act (CEQA) because it includes the construction of a small parking lot per Section 15311 ("Accessory Structures").

This approval is granted to construct a 31-space parking lot located on Assessor Parcel No. 148-22-006. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein:

- a. Project drawings prepared by Psomas and Urban Arena for Merlone Geier Partners dated December 17, 2015, and consisting of 17 sheets.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

Community Development Department – (650) 903-6306

PLANS AND SUBMITTAL REQUIREMENTS

1. **ZONING INFORMATION:** The following information must be listed on the lower right-hand corner of the title sheet of the building permit drawings: (a) zoning permit application number; (b) zoning designation; (c) floor area ratio (or density in units per acre if residential); (d) lot area (in square feet); and (e) total number of parking spaces.
2. **PLANNING INSPECTION:** Inspection(s) by the Planning Division are required for the foundation, framing, application of exterior materials, and final completion of each structure to ensure that the construction matches the approved plans.

SITE DEVELOPMENT AND BUILDING DESIGN

3. **SPECIAL PAVING MATERIALS:** The color, material, design, and product specifications for the special paving materials used on-site shall be submitted with the building permit drawings. Final paving design details shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
4. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval.
5. **PARKING SPACE DESIGN:** All parking spaces (except parallel spaces) must be double-striped. Double stripes shall be 12" apart, from outside edge to outside edge of the stripe. The 8-1/2' parking space width is measured from the center of one double stripe to the other, such that the space between stripes is 7-1/2'. For parallel parking spaces, only single-striped is required. Single stripes shall be measured from interior edge to interior edge of the stripe, such that the space between stripes is 24'.
6. **LIGHTING PLAN:** The applicant shall submit a lighting plan with the application for building permit. This plan should include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no glare and light spillover to surrounding properties. The lighting plan submitted with building permit drawings must be approved by the Zoning Administrator prior to building permit submittal.
7. **BIKE RACKS:** The applicant shall provide at least one bike rack. The racks shall be an "inverted U," or equivalent as approved by the Zoning Administrator, and must secure the frame and both wheels. Racks should be located near the building entrance (i.e., within constant visual range) unless it is demonstrated that they create a public hazard or locating them there is otherwise infeasible. If space is unavailable near building entrances, the racks must be designed so that the lock is protected from physical assault.

LANDSCAPING

8. **LANDSCAPING:** Detailed landscape plans encompassing on- and off-site plantable areas out to the curb must be

included in the Building Inspection Division application. Minimum plant sizes are flats or 1-gallon containers for ground cover, 5-gallon for shrubs, and 24" box for trees. The drawings must be approved by the Zoning Administrator prior to building permit issuance and implemented prior to occupancy. All plans should be prepared by a licensed Landscape Architect and should comply with the City's Landscape Guidelines, including the Water Conservation in Landscaping Regulations.

9. **LANDSCAPE SCREENING:** All utility meters, lines, transformers, backflow preventers, etc., on-site or off-site, must be shown on all site plan drawings and landscape plan drawings. All such facilities shall be located so as to not interfere with landscape material growth and shall be screened in a manner which respects the building design and setback requirements.
10. **CERTIFICATION:** Prior to occupancy, the Landscape Architect shall certify in writing the landscaping has been installed in accordance with all aspects of the approved landscape plans and final inspection(s), subject to final approval by the Zoning Administrator.
11. **STREET TREE:** The applicant shall complete the "Proposed Street Tree" form available in the Planning Division. Once completed, the applicant shall return the original to the Parks Division, located at 235 North Whisman Road, and provide a duplicate copy to the Building Inspection Division with building permit submittal.

SIGNS

12. **SIGNAGE:** No signs are approved as part of this application.

NOISE

13. **CONSTRUCTION NOISE REDUCTION:** The following noise reduction measures shall be incorporated into construction plans and contractor specifications to reduce the impact of temporary construction-related noise on nearby properties: (a) comply with manufacturer's muffler requirements on all construction equipment engines; (b) turn off construction equipment when not in use, where applicable; (c) locate stationary equipment as far as practical from receiving properties; (d) use temporary sound barriers or sound curtains around loud stationary equipment if the other noise reduction methods are not effective or possible; and (e) shroud or shield impact tools and use electric-powered rather than diesel-powered construction equipment.

CONSTRUCTION PRACTICES AND NOTICING

14. **WORK HOURS:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 6:00 p.m., Monday through Friday, nor shall any work be permitted on Saturday or Sunday or any holiday unless prior approval is granted by the Chief Building Official. At the discretion of the Chief Building Official, the general contractor or the developer may be required to erect a sign at a prominent location on the construction site to advise subcontractor and material suppliers of the working hours. Violation of this condition of approval may be subject to the penalties outlined in Section 8.6 of the City Code and/or suspension of building permits.
15. **SINGLE-PHASE DEVELOPMENT:** Construction of the project shall be done in a single phase unless a phased construction project schedule is approved by the Zoning Administrator (or City Council).
16. **DISTURBANCE COORDINATOR:** The project applicant shall designate a "disturbance coordinator" who will be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. A telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site. The sign must also list an emergency after-hours contact number for emergency personnel.
17. **BASIC AIR QUALITY CONSTRUCTION MEASURES:** The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management

District (BAAQMD) to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures. Additional measures may be identified by the BAAQMD or contractor as appropriate, such as: (a) all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day; (b) all haul trucks transporting soil, sand, or other loose material off-site will be covered; (c) all visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; (d) all vehicle speeds on unpaved roads will be limited to 15 mph; (e) all roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used; and (f) post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person will respond and take corrective action within 48 hours. The BAAQMD's phone number will also be visible to ensure compliance with applicable regulations.

Public Works Department – (650) 903-6311

RIGHTS-OF-WAY

18. **STREET DEDICATION:** Dedicate a public street, in fee or easement as required by the Public Works Director, to widen San Antonio Road an additional 7' and California Street an additional 5' in accordance with the San Antonio Precise Plan prior to the approval of the building permit.
19. **PLAT AND LEGAL DESCRIPTION:** For the proposed dedication(s), per the City's Legal Description and Plat Requirements, submit an 8.5"x11" plat (drawing), legal description stamped by a registered civil engineer or land surveyor, and a copy of the current preliminary title report or property deed of the owner's property.

STREET IMPROVEMENTS

20. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements that are required for the subdivision and as required by Chapters 27 and 28 of the Mountain View City Code. These improvements include, but are not limited to: constructing new curb, gutter, and sidewalk to widen San Antonio Road and California Street along the project frontage and in front of 2585 California Street; and signing and striping for the buffered bike lane on California Street.
21. **OFF-SITE PLANS:** Prepare off-site improvement plans in accordance with the City's Standard Design Criteria. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way. A traffic control plan indicating the work areas, delineators, signs, and other traffic control measures is required for work that impacts traffic on an existing street. Locations of on-site parking for construction equipment and construction workers must be submitted for review and approval. Off-site plans (nine sets), construction cost estimate, and copy of the current preliminary title report or property deed must be submitted together as a separate package concurrent with the first submittal of the building plans. The off-site plans must be approved and signed by the Public Works Department. After the plans have been signed by the Public Works Department, 10 black-line sets, one Xerox Mylar (4 mil) set of the plans, and CD with CAD file and PDF must be submitted to the Public Works Department prior to the issuance of the building permit.
22. **INFRASTRUCTURE QUANTITIES:** Submit a construction cost estimate form indicating the quantities of the street and utility improvements with the submittal of the improvement plans. The construction cost estimate is used to estimate the cost of street and utility improvements and to determine the Public Works plan check and inspection fees.
23. **ENCROACHMENT RESTRICTIONS:** Private steps, fences, and retaining walls shall not encroach into the public right-of-way.
24. **SPECIAL PAVERS AND CONCRETE:** The proposed pavers, colored concrete, or textured concrete will not be allowed within the public street or sidewalk.

25. **SAN ANTONIO ROAD IMPROVEMENTS:** Widen the travelway on San Antonio Road by 5' along the project frontage.
26. **CALIFORNIA STREET IMPROVEMENTS:** Widen the travelway on California Street by 3' and provide a striped buffered bike lane along the project frontage and adjacent to 2585 California Street. With these street and sidewalk improvements, the driveway shall be shifted towards the easterly property boundary to increase the corner safety clearance between the intersection and the driveway to the satisfaction of the Public Works Director.
27. **SIGHT TRIANGLE:** The site plan, landscaping, and signage shall conform to the Side Street/Driveway Triangle of Safety Design Guidelines and Intersection Visibility Traffic Safety Visibility Area Design Guidelines at the driveway and street corner so as to not create any sight distance issues for vehicles.

UTILITIES

28. **SEPARATE IRRIGATION SERVICE AND METER:** A separate water service and water meter for irrigation will be required.
29. **WATER APPLICATION:** Prior to the issuance of the building permit, submit a water service application for the required new irrigation service or conversion of the existing domestic water service to irrigation.
30. **UTILITY SERVICES:** The size and location of all existing and new water meters, backflow preventers, water services, fire services, sewer laterals, sewer cleanouts, gate valves, and utility mains are to be shown on the plans. All existing services that are not longer utilized shall be abandoned per City standards.
31. **BACKFLOW PREVENTER:** Aboveground reduced-pressure backflow preventers are required for all City water services. Backflow preventers shall be located directly behind the water meter or as reasonably close as possible at a location preapproved by the Public Services Division and screened from view with landscaping.

SIDEWALKS AND DRIVEWAYS

32. **CURB, GUTTER, AND SIDEWALK IMPROVEMENTS:** New curb, gutter, and sidewalk shall be installed along California Street and San Antonio Road as follows:
 - 13' wide monolithic sidewalk with 5' wide tree wells on California Street along the project frontage;
 - 8' wide monolithic sidewalk on California Street in front of 2585 California Street; and
 - 8' wide detached sidewalk and 6' landscape strip on San Antonio Road along the project frontage.

RECYCLING

33. **RECOLOGY MOUNTAIN VIEW:** Recology Mountain View is the City's exclusive hauler for recycling and disposal of construction and demolition debris. For all debris boxes, contact Recology. Using another hauler may violate Mountain View City Code Sections 16.13 and 16.17 and result in Code Enforcement action.
34. **CONSTRUCTION AND DEMOLITION ORDINANCE:** This project must comply with the City's Construction and Demolition Ordinance (Mountain View City Code Chapter 16, Article III).

STREET TREES

35. **STREET TREES:** Install standard City street trees where there are gaps in the spacing of the existing street trees.

36. **STREET TREE LOCATION:** The location of existing trees to remain, existing trees to be removed, and new street trees shall be shown on the grading, utility, and landscaping plans. New street trees are to be planted a minimum of 10' from sanitary sewer lines and 5' from water lines, fire lines, and driveways in accordance with Detail F-1 of the Standard Provisions. New street tree species must be selected from the City's official street tree list and as approved by the City's Parks and Open Space Division per Proposed Street Tree Form (CD-51).
37. **STREET TREE IRRIGATION:** Street trees are to be irrigated by the property owner in accordance with Chapter 32 of the City Code.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

38. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
39. **DRAINAGE REQUIREMENTS:** On-site parking lots and driveways shall not surface-drain across public sidewalks or driveway aprons. A 2'x2' inlet/cleanout box is required at or near the property line for connections to the City storm drains. For developments that do not require a subdivision map, a connection to the City's storm main requires: (1) a written request to the Public Works Director; (2) payment of storm drainage fees; and (3) approval from the Public Works Department, unless the storm drainage fees were paid in the past for the property. A face-of-curb inlet/outlet is required to drain into the curb of the street.
40. **SURFACE WATER RELEASE:** Provide a surface stormwater release for the lot that prevents the buildings from being flooded in the event the storm drainage system becomes blocked or obstructed.

MISCELLANEOUS

41. **DEVELOPER REIMBURSEMENT:** Subject to the approval of the City Council, the City shall reimburse the developer for the construction costs to widen California Street in front of 2585 California Street for the continuation of the striped buffered bike lane. To be reimbursed by the City, the developer must enter into a reimbursement agreement with the City and the reimbursement agreement must be approved the City Council. The reimbursement agreement requires the developer to competitively bid the street improvements and submit a minimum of three itemized bids from contractors who meet the City's minimum requirements, including the requirement to pay prevailing wages, for approval and selection of the lowest responsible bidder.
42. **WELL QUESTIONNAIRE:** Complete a Santa Clara Valley Water District well questionnaire and return it to the Public Works Department. Well questionnaire forms are available from the Public Works Department. All existing wells shall be shown on the site plans as to remain or be sealed in accordance with the Santa Clara Valley Water District standards.
43. **STREET CLEANING:** The owner/developer shall comply with, and the off-site and grading drainage and utility plans shall include, a general note as follows: "The prime contractor or developer is to hire a street cleaning contractor to clean up dirt and debris from City streets that are attributable to the development's construction activities. The street cleaning contractor is to have the capability of sweeping the streets with both a broom-type sweeper and a regenerative air vacuum sweeper, as directed by the Public Works Director, or his/her designated representative."
44. **OCCUPANCY RELEASE:** For commercial and office developments, no buildings will be released for occupancy until the off-site improvements to be constructed to City Public Works standards and/or accepted for maintenance by the City are complete and ready for acceptance.
45. **PRELIMINARY TITLE REPORT:** Submit a current preliminary title report or land deed indicating the exact name of the current legal owners of the property, their type of ownership (individual, partnership, corporation, etc.), and legal description of the property involved to the Public Works Department. This information is required for the preparation of Public Works agreements and documents.

Building Inspection Division – (650) 903-6313

46. **BICYCLE PARKING:** Bicycle parking is required by Section 5.106.4 of the California Green Standards Code. On the building permit plans, the design team shall designate where the required bicycle parking spaces will be located.
47. **FUEL-EFFICIENT PARKING:** Parking for fuel-efficient/carpool/low-emitting vehicles is required by Section 5.106.5.2 of the California Green Building Standards Code. On the building permit plans, the design team shall designate where the required fuel-efficient/carpool/low-emitting parking spaces will be located.
48. **BUILDING PERMITS:** A building permit is required for this project. This review by the Building Inspection Division is preliminary and only attempting to identify critical or significant code concerns. Building plan check review will be part of a separate permit application process that can be applied for once the Planning approvals have been obtained and the 10-day appeal period has passed. Submit complete sets of construction drawings at the Building Counter. Please refer to the Building Inspection Division's current "Submittal Requirements" for document submittal requirements. No construction work can be commenced without an appropriate building permit and no new occupancy shall commence without a Certificate of Occupancy. Please contact the Building Inspection Division for submittal requirements at (650) 903-6313.
49. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Inspection Division upon submittal. Current codes are the 2013 California Codes: Building, Fire, Electrical, Mechanical, Plumbing, CALGreen, and Mountain View Green Building Code.
50. **ACCESSIBILITY:** Project will be required to comply with the accessibility requirements in the 2013 CBC, Chapter 11B.
51. **EGRESS:** Site must meet accessible means of egress, 2013 CBC, Section 1007.
52. **PEDESTRIAN PROTECTION:** Public sidewalks are required to remain open during the course of construction. Please provide sufficient information at the time of plan submittal to show how pedestrians will be protected per 2013 CBC, Section 3306.
53. **SURVEY:** A survey will be required to be completed to verify structure placement.

URBAN RUNOFF

For more information, guidelines, design criteria, or materials about urban runoff conditions, contact the Fire and Environmental Protection Division of the Fire Department at 650-903-6378. "Stormwater Quality Guidelines for Development Projects" can also be accessed at the following link to the Fire Department website: <http://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=13392>

54. **CONSTRUCTION SEDIMENT AND EROSION CONTROL PLAN:** The applicant shall submit a written plan acceptable to the City which shows controls that will be used at the site to minimize sediment runoff and erosion during storm events. The plan should include installation of the following items where appropriate: (a) silt fences around the site perimeter; (b) gravel bags surrounding catch basins; (c) filter fabric over catch basins; (d) covering of exposed stockpiles; (e) concrete washout areas; (f) stabilized rock/gravel driveways at points of egress from the site; and (g) vegetation, hydroseeding, or other soil stabilization methods for high-erosion areas. The plan should also include routine street sweeping and storm drain catch basin cleaning.
55. **STORMWATER TREATMENT (C.3) – SPECIAL LAND USE CATEGORIES:** For (1) retail gasoline outlets; (2) auto service facilities; (3) restaurants; and (4) uncovered parking lots that create or replace more than five thousand (5,000) square feet of impervious surface, stormwater runoff shall be directed to approved permanent treatment controls as required in the City's guidance document entitled, "Stormwater Quality Guidelines for Development

Projects.” The City’s guidelines also describe the requirement to select Low-Impact Development (LID) types of stormwater treatment controls; the types of projects that are exempt from this requirement; and the Infeasibility and Special Projects exemptions from the LID requirement.

The “Stormwater Quality Guidelines for Development Projects” document requires applicants to submit a Stormwater Management Plan, including information such as the type, location, and sizing calculations of the treatment controls that will be installed. Include three stamped and signed copies of the Final Stormwater Management Plan with the building plan submittal. The Stormwater Management Plan must include a stamped and signed certification by a qualified Engineer, stating that the Stormwater Management Plan complies with the City’s Guidelines and the State NPDES Permit. Stormwater Treatment controls required under this condition are required to enter into a formal recorded Maintenance Agreement with the City.

NOTE: Decisions of the Zoning Administrator may be appealed to the City Council in compliance with the Zoning Ordinance. An appeal shall be filed in the City Clerk’s Office within 10 calendar days following the date of mailing of the findings. Appeals shall be accompanied by a filing fee. No building permits may be issued or occupancy authorized during this appeal period.

MELINDA M. DENIS, DEPUTY ZONING ADMINISTRATOR

MMD/NM/7/FDG
610-15-PCZA

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